

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JUNE 22, 2021

VIA TELECONFERENCE

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on June 8, 2021 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on June 22, 2021 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

#### Order of Business.

The order of business at the hearing shall be as follows:

- . Call to order and roll call, with recording of members present.
- a. Approval of Minutes
- b. Reading of the Hearing Rules
- c. Presentation of Dockets.
  - . Staff Presentation
  - i. Applicant Presentation
  - ii. Questions from Members
- d. Recess for 30 minutes
- e. Consideration of dockets
- . Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- f. Adjournment

## Minutes

1. Adoption of the minutes of the June 8, 2021 meeting.

### Business Recommended for Action

2. **Zoning Docket 048/21** - Request by City Council Motion No. M-21-122 for a text amendment to the Comprehensive Zoning Ordinance to amend the Permitted and Conditional Use Table in Article 12, Table 12-1, to provide that the commercial use of “grocery store” in the HU-MU Historic Urban Neighborhood Mixed-Use District above 10,000 square feet can be granted via conditional use (“C”); and to amend Section 12.2.B.1 *Commercial Use Floor Area Limitation*, to revise the correlating prohibitions therein. **(Deferred from the June 8, 2021 meeting)**
3. **Zoning Docket 049/21** - Request by Richard T. Lothian for a conditional use to permit a bar in an LI Light Industrial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot L-6 on an undesignated square, Lakratt Tract, in the Third Municipal District, bounded by Hayne Boulevard, Downman Road, Morrison Road, and the Industrial Canal. The municipal addresses are 5746-5750 Hayne Boulevard. **(Deferred from the June 8, 2021 meeting)**
4. **Zoning Docket 050/21** - Request by Fortuna Land Holdings, LLC for an Affordable Housing Planned Development in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 107, Lots 19 and 20B, bounded by Tchoupitoulas Street, Amelia Street, Antonine Street, and Annunciation Street. The municipal addresses are 3667-3669 Tchoupitoulas Street. **(Deferred from the June 8, 2021 meeting. This item has been WITHDRAWN.)**
5. **Zoning Docket 051/21** - Request by Josephine Propco, LLC for a Planned Development to allow the adaptive reuse and expansion of an existing structure to contain a health club, bar, and live entertainment (secondary use) with a combined floor area over 10,000 square feet in an HU--MU Historic Urban Neighborhood Mixed-Use District, on Square 107, Lots A, U, and 75, bounded by Josephine Street, Rousseau Street, Tchoupitoulas Street, and Jackson Avenue. The municipal addresses are 460-462 Josephine Street and 2120 Rousseau Street. **(Deferred from the June 8, 2021 meeting)**
6. **Subdivision Docket 055/21** - Request by Whitney National Bank of New Orleans to re-subdivide Lots A, B, D, E, F, G, 2, 9, and 10 into Lots 2-A and 9-A, Square 394, in the Third Municipal District, bounded by St. Claude Avenue, St. Roch Avenue, Music Street, and Marais Street. The municipal addresses are 2405 Saint Claude Avenue, 1107-1127 Saint Roch Avenue, and 2416 Marais Street.
7. **Subdivision Docket 057/21** - Request by Kenneth J. Mitchell to re-subdivide Lot H into Lots H-1 and H-2, Square 349, in the Second Municipal District, bounded by Crete,

Orchid, North Broad, and Bell Streets and Esplanade Avenue. The municipal addresses are 1100-1102 Crete Street.

8. **Subdivision Docket 058/21** - Request by Richard and Audra Choate to re-subdivide Lots B-1 and A-2 into Lots B-1-A and A-2-A, on Square 153, First Municipal District, bounded by Magazine, Terpsichore, Camp, and Melpomene Streets. The municipal addresses are 1377-1379 Magazine Street and 1373-1375 Magazine Street.

#### **New Business Recommended for Deferral**

9. **Zoning Docket 052/21** - Request by 1152 Magazine St, LLC for an amendment to Ordinance No. 27,943 MCS (Zoning Docket 90/18, which granted conditional use approval to permit an indoor amusement facility with standard restaurant, bar, and live entertainment (secondary use) components over 10,000 square feet in floor area) to now grant a conditional use to permit a wine shop, in an HU-MU Historic Urban Neighborhood Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District, on Square 139, Lot A-1, in the First Municipal District, bounded by Magazine Street, Erato Street, Constance Street, and Calliope Street/Pontchartrain Expressway The municipal address is 1152 Magazine Street.
10. **Zoning Docket 053/21** - Request by City Council Motion No. M-21-146 for an Affordable Housing Planned Development in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 240, Lots 16, 17, 18, and 19, in the Fourth Municipal District, bounded by Saint Andrew Street, Carondelet Street, Felicity Street, and Baronne Street. The municipal addresses are 1721-1735 Saint Andrew Street.
11. **Subdivision Docket 060/21** – Request by GCHP - Andrew, LLC to re-subdivide Lots 16, 17, 18, and 19 into Lots 16-A through 16-P, Square 240, in the Fourth Municipal District, bounded by Saint Andrew Street, Carondelet Street, Felicity Street, and Baronne Street. The municipal addresses are 1721-1735 Saint Andrew Street.
12. **Zoning Docket 054/21** - Request by Sophia Dietzel and Khalil Takroori for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District and an HUC Historic Urban Corridor Use Restriction Overlay District, on Square 656, Lot 1 or A1, in the First Municipal District, bounded by Cleveland Avenue, South Lopez Street, Palmyra Street, and South Salcedo Street. The municipal addresses are 3120-3122 Cleveland Avenue and 202 South Lopez Street.

#### **Subdivision Ratifications**

13. This ratification includes the ratification of some subdivisions that have already been certified by the staff. It also includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.